182.0	0006	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,000 / 856,000
					USE VALUE:	856,000 / 856,000
					ASSESSED:	856,000 / 856,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROYCHOWDHURY PRIYANKA &
Owner 2:	NERURKAR SHAILESH
Owner 3:	
Street 1:	26 STANDISH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS RODERICK L -
Owner 2:	DONOVAN DARILYN C -
Street 1:	26 STANDISH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,223 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6223.000	431,300		424,700	856,000
Total Card	0.143	431,300		424,700	856,000
Total Parcel	0.143	431,300		424,700	856,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.70 | /Parcel: 489.7

Legal Description

User Acct 123342

GIS Ref

GIS Ref

Insp Date 09/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0006-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,900	0	6,223.	424,700	855,600	855,600	Year End Roll	12/18/2019
2019	101	FV	318,400	0	6,223.	424,700	743,100	743,100	Year End Roll	1/3/2019
2018	101	FV	318,000	0	6,223.	357,900	675,900	675,900	Year End Roll	12/20/2017
2017	101	FV	318,000	0	6,223.	327,600	645,600	645,600	Year End Roll	1/3/2017
2016	101	FV	318,000	0	6,223.	279,100	597,100	597,100	Year End	1/4/2016
2015	101	FV	310,600	0	6,223.	242,700	553,300	553,300	Year End Roll	12/11/2014
2014	101	FV	310,600	0	6,223.	224,500	535,100	535,100	Year End Roll	12/16/2013
2013	101	FV	310,600	0	6,223.	213,600	524,200	524,200		12/13/2012

!14264!

PRINT

Date	Time
12/11/20	04:07:48

LAST REV

Date	Time
09/18/18	10:56:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS RODERI	66295-567		10/28/2015		650,000	No	No		
WRIGHT CATHERIN	47157-557		3/24/2006		590,000	No	No		
PALATINI LILA C	30691-195		9/24/1999		338,500	No	No		
	16404-586		9/1/1985		185,581	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/1992	518		8,000					8X10 BATH ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	DGM	D Mann
6/29/2018	Missed Appt.	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Measured	197	PATRIOT
9/20/2006	MLS	HC	Helen Chinal
11/9/2000	Hearing N/C	153	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123342
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6223		Sq. Ft.	Site		0	70.	0.97	7									424,685						424,700	

Total AC/HA: 0.14286 | Total SF/SM: 6223 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,685 | Spl Credit | Total: 424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25068641
Const Adj.:	1.06039393
Adj $ / SQ:	165.778
Other Features:	111210
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483572
Depreciation:	52226
Depreciated Total:	431347

COMMENTS

OF=SINK IN BMT. Mini Split A/C 1 up 1 down.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

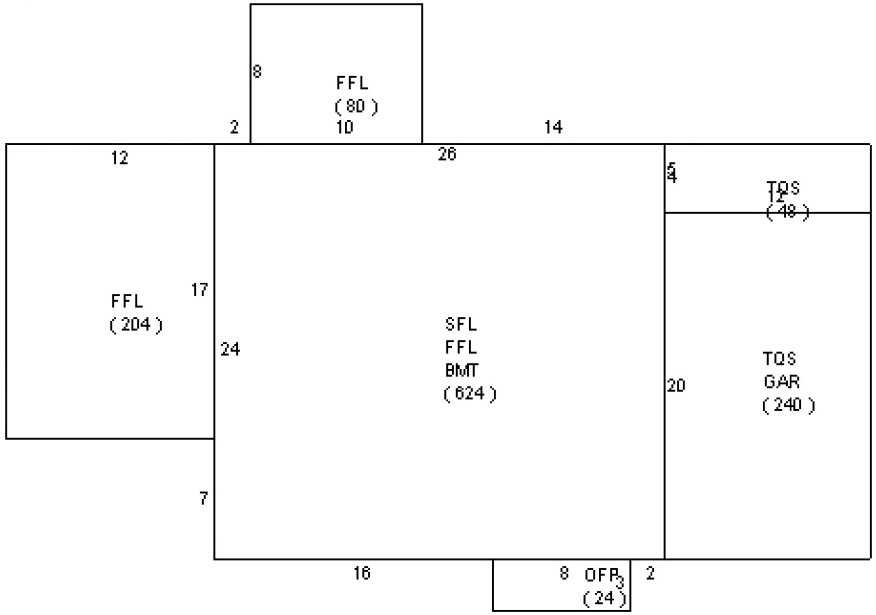
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.36
Special Features:	0	Val/Su Net:	163.62
Final Total:	431300	Val/Su SzAd	246.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	165.780	150,526
BMT	Basement	624	49.730	31,034
SFL	Second Floor	624	165.780	103,445
GAR	Garage	240	26.950	6,468
TQS	3/4 Story	216	165.780	35,808
OFP	Open Porch	24	46.660	1,120

Net Sketched Area:	2,636	Total:	328,401
Size Ad	1748	Gross Are	2708	FinArea	1748
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0006-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	